BILL NO. S-85-09-21

SPECIAL ORDINANCE NO. S-179-85

AN ORDINANCE approving a contract with the City (Community Development and Planning) and James Associates for Construction Advisory Deficiency Surveys.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. The City through its Community Development and Planning Department is hereby empowered and authorized to enter into agreement with James Associates for Construction Advisory Deficiency Surveys, at a cost and for those purposes as set forth in the attached documentation made a part hereof.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Janet G. Bradbury
Councilmember

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Bradbury, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock ____.M.,E.S

DATE: 9-24-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	9				
BRADBURY	✓				
BURNS	✓				
EISBART	✓				
GiaQUINTA	✓				
HENRY	✓				
REDD	✓				
SCHMIDT	✓				
STIER	✓				
TALARICO	✓				

DATE: 10-8-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (APPROPRIATION) (GENERAL) (SPECIAL) (~~ZONING~~ MAP) ORDINANCE (~~RESOLUTION~~) NO. S-179-85 on the 8th day of October, 19 85,

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of October, 19 85, at the hour of 11:30 o'clock A.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of October, 19 85, at the hour of 9:00 o'clock A.M.,E.S.T.

WIN MOSES, JR., MAYOR

DIGEST SHEET

TITLE OF ORDINANCE: SPECIAL

DEPARTMENT REQUESTING ORDINANCE: PURCHASING

SYNOPSIS OF ORDINANCE:

AN ORDINANCE APPROVING REFERENCE #1214, FOR THE COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT OF FORT WAYNE WITH RESPECT TO CONSTRUCTION ADVISORY DEFICIENCY SURVEYS, AWARDED TO JAMES ASSOCIATES.

PURCHASE ORDERS WILL BE ISSUED AS NEEDED.

EFFECT OF PASSAGE:

THE DEFICIENCY SURVEYS REQUESTED ARE NECESSARY FOR THE HOUSING AND NEIGHBORHOOD DEVELOPMENT SERVICES RENTAL REHABILITATION PROGRAM. THIS PROGRAM IS FEDERALLY FUNDED THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO LEVERAGE FUNDS FROM LOCAL PRIVATE LENDERS FOR THE REHABILITATION OF RENTAL UNITS WHOSE TENANTS ARE LOW AND MODERATE INCOME. THIS PROGRAM REDUCES THE COST OF THE REHABILITATION SO THAT THE AFTER REHABILITATION RENTS CAN BE AFFORDABLE TO LOW AND MODERATE INCOME TENANTS. THE DEFICIENCY SURVEYS ARE USED TO IDENTIFY VIOLATIONS OF LOCAL CODES AND HUD'S SECTION 8 HOUSING QUALITY STANDARDS. THE DEFICIENCY SURVEYS INCLUDE A COST ESTIMATE OF THE REPAIRS NECESSARY TO BRING THE RENTAL UNITS FROM A SUBSTANDARD CONDITION TO A SAFE, SANITARY AND DECENT CONDITION.

EFFECT OF NON-PASSAGE:

THE DEFICIENCY SURVEYS REQUESTED IN THIS BID ARE FOR MULTI-FAMILY STRUCTURES CONTAINING FIVE UNITS OR MORE. AT THIS TIME HOUSING AND NEIGHBORHOOD DEVELOPMENT SERVICES HAS THE TECHNICAL CAPABILITY OF DOING DEFICIENCY SURVEYS FOR MULTI-FAMILY STRUCTURES WITH FOUR UNITS OR LESS. IT IS NOT COST EFFECTIVE TO DEVELOP THE IN-HOUSE CAPABILITY FOR STRUCTURES OF FIVE UNITS OR MORE BECAUSE THEY DO NOT CONSTITUTE A LARGE ENOUGH PORTION OF OUR WORKLOAD. CONSEQUENTLY, WE ARE REQUESTING TO PURCHASE THESE SERVICES. IF THESE SERVICES ARE NOT PURCHASED WE WILL NOT BE ABLE TO INCLUDE MULTI-FAMILY STRUCTURES WITH FIVE UNITS OR MORE IN OUR PROGRAM.

MONEY INVOLVED (Direct costs, Expenditures, Savings):

JAMES ASSOCIATES $402.00 X 20 = $8040.00 (APPROX.)

ASSIGNED TO COMMITTE (President):

BID REFERENCE # 1214
ITEM: CONSTRUCTION ADVISORY DEFICIENCY SURVEY
DEPARTMENT: CD&P
OPEN: AUGUST 20, 1985 TIME: 10:00 A.M.
****

	WORK WRITE UP	COST EST.	TOTAL	WRITTEN REPORT
JAMES ASSOCIATES 3111 COLISEUM BLVD FORT WAYNE, IN 46805	162.00	168.00	330.00	72.00
GRINSFELDER & ASSO. 308 CENTRAL BLDG FORT WAYNE, IN 46802	300.00	300.00	600.00	200.00
OATES, INDUSTRIES 803 S. CALHOUN/SUITE 206 FORT WAYNE, IN			35.00	

FORM DP2B 5-68

CITY OF FORT WAYNE
DEPARTMENT OF PURCHASES
Number One Main St., FT. WAYNE, IND. 46802

INVITATION

Quotations, subject to the conditions on the reverse hereof, are requested on the following list of materials, supplies, equipment or services, for the department as mentioned, with delivery to destination as shown below. Quotations shall include all charges for delivery, packing, etc. Address your reply as indicated below.*

Page 1 of 33

Ref. No. 1214

Date July 26, 1985

Date wanted 8/20/85

*Mail all replies and correspondence, etc. to Att. of Carol Offerle: 427-1101 DEPARTMENT OF PURCHASES

Address Room 940, Number One Main St., Ft. Wayne, Ind. 46802

REQUIRED FOR DELIVERY TO:

Department or Division Community Development & Planning
One Main Street

Address Fort Wayne, Indiana 46802

Fund Appropriation No. _____

RETURN ORIGINAL TO THE CITY — RETAIN DUPLICATE COPY FOR YOUR FILE

Closing Time of Bids August 20, 1985 at 10:00 AM

TAXES: THE CITY IS EXEMPT FROM FEDERAL EXCISE AND INDIANA STATE SALES TAX. THE CITY'S INDIANA SALES TAX EXEMPTION CERTIFICATE NUMBER IS NO. 34508. PRICES SHOULD NOT INCLUDE THESE TAXES. See "Instructions to Bidders" No. 10 on reverse hereof for details.

TAX EXEMPT (Unless otherwise indicated)

Quantity	Unit	Materials, Supplies, Equipment or Services	Unit Price	Total Amount
		Construction Advisor Deficiency Surveys Per The Attached Specifications.	35.00	
		Affirmative Action: On File _____ Attached X		

Bid Bond required NO KK YES ☐ _____ Performance Bond NO KK YES ☐ _____

See instruction item No. 16 on reverse side hereof.

Terms 3 % cash discount if paid within 10 days from delivery and acceptance of goods or completion of services

PROPOSAL OR BID

In compliance with the above invitation for bids and subject to all conditions thereof, the undersigned offers and agrees, if this bid be accepted within a reasonable time from date of closing, to furnish any or all of the items or render such services upon which prices are quoted, in accordance with the specifications applying and at the price set opposite each item.

Delivery of any or all of the items or completion of services indicated shall be made within ___ days from receipt of order

IMPORTANT ☞ As delivery may be a deciding factor in the award of an order, it is important that bidders furnish the information requested above.

Sign Here:

OATES INDUSTRIES, INC.
Name of Company

By Rudolph R. Oates Title PRESIDENT

Address 863 S. Calhoun St. Suite 206

Ft Wayne, Indiana 46802

OATES INDUSTRIES, INC.

EQUAL OPPORTUNITY HIRING, AFFIRMATIVE ACTION & TRAINING POLICY

EQUAL OPPORTUNITY AND EMPLOYMENT POLICY

It is the policy of our company to assure that employees are treated like employees during employment, without regard to race, religion, sex, color or national orgin. Such action shall include: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; selection for training including on-the-job training.

HIRING

It is the policy of our company to hire and employ qualified, reliable and productive employees without regard to race, color, creed, sex or national origin. When hiring employees it is the policy of our company to give equal consideration to all applicants without regard to race, color, creed, sex or national orgin. It is the policy of our company not to question a job applicant concerning his race, color, creed, sex or national origin.

ACTUAL EMPLOYMENT

It is the policy of our company to be fair, considerate and firm with all employees, to expect and receive a fair day's work for a fair day's pay without favoritism or consideration to an employee's race, creed, sex, national origin or relationship of employee to supervisor.

POLICY OF COMPANY SUBCONTRACTORS

It is the policy of our company to take affirmative action against employee discrimination on the part of subcontractos with whom we have agreements.

DISCHARGE OR LAYOFF OF EMPLOYEES

Discharge of employees for cause, ability or work performance shall not be influenced by an employee's race, color, creed, sex or national origin. When discharging an employee for cause, notation shall be made on the employee's work record with the company. Layoff of employees due to lack of work shall be based solely on need, seniority, work performance and work ability.

EMPLOYMENT OF MINORS

No minor under eighteen (18) years of age shall be employed by our company for production work.

OATES INDUSTRIES, INC.

EQUAL OPPORTUNITY HIRING, AFFIRMATIVE ACTION & TRAINING POLICY CONT'D.

PHYSICAL REQUIREMENTS FOR EMPLOYMENT

It shall be our policy not to hire persons with known serious ailments such as heart conditions, bad backs, hernia or other such ailments.

COOPERATION WITH GOVERNMENT AGENCIES & OR EMPLOYMENT REQUIREMENTS

It shall be the policy of our company to cooperate with government agencies, federal, state and local governments, who have the responsibility to observe our actual compliance with various laws relating to employment. Our company will cooperate fully with such agencies.

Form DP-8

Reference No. 1214

NON-COLLUSION AFFIDAVIT

STATE OF INDIANA,
ALLEN COUNTY } SS:

The undersigned bidder or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such sale or contract.

Rudolph R. Oates
Bidder or Agent

For OATES INDUSTRIES, INC
Firm or Corporation

Subscribed and sworn to before me this 20th day of August 1985

My Commission Expires

Penny Rapsavage-Heiss
PENNY RAPSAVAGE-HEISS
NOTARY PUBLIC STATE OF INDIANA
ALLEN CO.
MY COMMISSION EXP. FEB 7,1989
ISSUED THRU INDIANA NOTARY ASSOC.

FORM PP2B 5-68

CITY OF FORT WAYNE
DEPARTMENT OF PURCHASES
Number One Main St., FT. WAYNE, IND. 46802

INVITATION

Quotations, subject to the conditions on the reverse hereof, are requested on the following list of materials, supplies, equipment or services, for the department as mentioned, with delivery to destination as shown below. Quotations shall include all charges for delivery, packing, etc. Address your reply as indicated below.*

Page 1 of 3

Ref. No. 1214

Date July 26, 1985

Date wanted 8/20/85

*Mail all replies and correspondence, etc. to Att. of Carol Offerle: 427-1101 DEPARTMENT OF PURCHASES

Address Room 940, Number One Main St., Ft. Wayne, Ind. 46802

REQUIRED FOR DELIVERY TO:

Department or Division Community Development & Planning
One Main Street

Address Fort Wayne, Indiana 46802

Fund Appropriation No. _____

RETURN ORIGINAL TO THE CITY — RETAIN DUPLICATE COPY FOR YOUR FILE

Closing Time of Bids August 20, 1985 at 10:00 AM

TAXES: THE CITY IS EXEMPT FROM FEDERAL EXCISE AND INDIANA STATE SALES TAX. THE CITY'S INDIANA SALES TAX EXEMPTION CERTIFICATE NUMBER IS NO. 34508. PRICES SHOULD NOT INCLUDE THESE TAXES. See "Instructions to Bidders" No. 10 on reverse hereof for details.

TAX EXEMPT (Unless otherwise indicated)

Quantity	Unit	Materials, Supplies, Equipment or Services	Unit Price	Total Amount
		Construction Advisor Deficiency Surveys Per The Attached Specifications.		
		i. Work write-up (per housing unit)		$300.00
		ii. Cost estimate (per housing unit)		$300.00
		Total		$600.00
		Written report describing why housing unit is economically or structurally infeasible or unreasonable for repair.		$200.00
		Affirmative Action: On File X Attached _____		

Bid Bond required NO XX YES ☐ _____ Performance Bond NO XX YES ☐ _____

See instruction item No. 16 on reverse side hereof.

Terms _____ % cash discount if paid within _____ days from delivery and acceptance of goods or completion of services

PROPOSAL OR BID

In compliance with the above invitation for bids and subject to all conditions thereof, the undersigned offers and agrees, if this bid be accepted within a reasonable time from date of closing, to furnish any or all of the items or render such services upon which prices are quoted, in accordance with the specifications applying and at the price set opposite each item.

Delivery of any or all of the items or completion of services indicated shall be made within ___ days from receipt of order

IMPORTANT ☞ As delivery may be a deciding factor in the award of an order, it is important that bidder furnish the information requested above.

Sign Here:

Grinsfelder Associates Architects, Inc.
Name of Company

For _____ Title President

Address 903 W. Berry St., Fort Wayne, IN

Reference No. 1214

NON-COLLUSION AFFIDAVIT

STATE OF INDIANA, }
Allen COUNTY } SS:

The undersigned bidder or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such sale or contract.

Alan R. Grinsfelder

Alan R. Grinsfelder

For Grinsfelder Associates Architects, Inc.
Firm or Corporation

Subscribed and sworn to before me this 19th day of August, 19 85

My Commission Expires

10/11/87

Terri L. Crosswhite

Terri L. Crosswhite

FORM DP2B 3-68

CITY OF FORT WAYNE
DEPARTMENT OF PURCHASES
Number One Main St., FT. WAYNE, IND. 46802

INVITATION

Quotations, subject to the conditions on the reverse hereof, are requested on the following list of materials, supplies, equipment or services, for the department as mentioned, with delivery to destination as shown below. Quotations shall include all charges for delivery, packing, etc. Address your reply as indicated below.*

Page 1 of 3

Ref. No. 1214

Date July 26, 1985

Date wanted 8/20/85

*Mail all replies and correspondence, etc. to Att. of Carol Offerle: 427-1101 DEPARTMENT OF PURCHASES

Address Room 940, Number One Main St., Ft. Wayne, Ind. 46802

REQUIRED FOR DELIVERY TO:

Department or Division Community Development & Planning
One Main Street

Address Fort Wayne, Indiana 46802

Fund Appropriation No. _____

RETURN ORIGINAL TO THE CITY — RETAIN DUPLICATE COPY FOR YOUR FILE

Closing Time of Bids August 20, 1985 at 10:00 AM

TAXES: THE CITY IS EXEMPT FROM FEDERAL EXCISE AND INDIANA STATE SALES TAX. THE CITY'S INDIANA SALES TAX EXEMPTION CERTIFICATE NUMBER IS NO. 34508. PRICES SHOULD NOT INCLUDE THESE TAXES. See "Instructions to Bidders" No. 10 on reverse hereof for details.

TAX EXEMPT (Unless otherwise indicated)

Quantity	Unit	Materials, Supplies, Equipment or Services	Unit Price	Total Amount
		Construction Advisor Deficiency Surveys Per The Attached Specifications.		
		Affirmative Action: On File _____ Attached ✓		

Bid Bond required NO KX YES ☐ _____ Performance Bond NO KX YES ☐ _____

See instruction item No. 16 on reverse side hereof.

Terms _____ % cash discount if paid within _____ days from delivery and acceptance of goods or completion of services

PROPOSAL OR BID

In compliance with the above invitation for bids and subject to all conditions thereof, the undersigned offers and agrees, if this bid be accepted within a reasonable time from date of closing, to furnish any or all of the items or render such services upon which prices are quoted, in accordance with the specifications applying and at the price set opposite each item.

Delivery of any or all of the items or completion of services indicated shall be made ~~within ___ days from receipt of order~~ on or before December 31, 19

IMPORTANT ☞ As delivery may be a deciding factor in the award of an order, it is important that bidder furnish the information requested above.

Sign Here: JAMES Architects & Engineers, Inc.

Donald E. Hoppe Jr. Name of Company

Title Architect-In-Charge

Address 3111 Coliseum Boulevard East
Fort Wayne IN 46805

Manager of the Department of Housing and Neighborhood Development Services within ten calendar days after the Construction Advisor receives the work order. If a problem occurrs in meeting the time frame, the Construction Manager is to be notified as soon as possible.

The Construction Advisor will prepare a written cost estimate for the line items of repair. This cost estimate will include a reasonable factor for overhead 10-20% profit margin, and will be submitted to the Construction Manager within five working days after receipt of the contractor's bid. (It will be handled on an individual basis.)

The Construction Advisor will, at no cost to Housing and Neighborhood Development Services, consult with the Housing and Neighborhood Development Services on any house on which a work write-up or consultation has been performed.

Payment will be made upon units of work that have been completed and accepted by Housing and Neighborhood Development Services as follows:

A. Multi-family residence (5 units or more)

i.	Work write-up (per housing unit)	$ 162.00
ii.	Cost estimate (per housing unit)	$ 168.00
	Total	$ 330.00

Written report describing why housing unit is economically or structurally infeasible or unreasonable for repair. $ 72.00

Contractor will attach invoices identifying the housing units upon which a unit of work was completed to a City of Fort Wayne claim form not more often than every 30 days.

Invitation for Bids/Award of Contract*
(SERVICES - FEDERALLY - ASSISTED)

Project: _____
Project #: _____

Purchasing Agent: Carol Offerle
Department: Purchasing Dept.
Phone #: (219) 427-1101

CONTENTS

Check if Contained	Pages	
✓	1	COVER SHEET
✓	I1 - I6	INSTRUCTIONS TO BIDDERS
✓	S1	SCHEDULE
		SCHEDULE OF ITEMS
✓	GP1 - GP10	GENERAL PROVISIONS
✓		SPECIAL CONDITIONS
		PLANS AND SPECIFICATIONS
		DRAWINGS

ATTACHMENTS

✓		CERTIFICATION OF NON-SEGREGATED FACILITIES
✓		NON-COLLUSION AFFIDAVIT
✓		BIDDER'S BOND (NOT REQUIRED)

DISCOUNT FOR PROMPT PAYMENT (SEE GENERAL PROVISIONS CLAUSE)	10 CALENDAR DAYS ____%	20 CALENDAR DAYS ____%	30 CALENDAR DAYS ____%	OTHER ____%

ACKNOWLEDGEMENT OF AMENDMENTS	Amendment No.	Date	Amendment No.	Date

X X X X X X X X X X X X X X X X X X X X

BID SUBMITTED

Contractor JAMES Architects & Engineers, Inc.
By _____
Attest _____
Its V.P./Asst. Treasurer
Offer Date August 19, 1985

Bidder agrees to keep bid open for acceptance for _____ (90 days unless otherwise specified).

COMPLIANCE: Yes

O.C. 2/85

IFB - SERVICE - FED.
Purchasing

ACCEPTANCE OF BID/AWARD OF CONTRACT

CITY OF FORT WAYNE

_____

_____

_____

CITY OF FORT WAYNE
MAYOR

_____

AWARD DATE: _____

*NOTE: AWARD WILL BE MADE ON THIS FORM

Form DP 8

Reference No. 1214

NON-COLLUSION AFFIDAVIT

STATE OF INDIANA,)
Allen COUNTY) SS:

The undersigned bidder or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting, nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee, gift, commission or thing of value on account of such sale or contract.

Donald E. Appenzeller, AIA
Bidder or Agent

For JAMES Architects & Engineers, Inc.
Firm or Corporation

Subscribed and sworn to before me this 16th day of August, 19 85

My Commission Expires
April 23, 1986

Kay L. Meyer

BILL NO. S-85-09-21

$8040

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN (ORDINANCE) (RESOLUTION) AN ORDINANCE APPROVING A CONTRACT WITH THE CITY (COMMUNITY DEVELOPMENT AND PLANNING) AND JAMES ASSOCIATES FOR CONSTRUCTION ADVISORY DEFICIENCY SURVEYS.

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) (RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES NO

Ben A. Eisbart — BEN A. EISBART, CHAIRMAN

Janet G. Bradbury — JANET G. BRADBURY, VICE CHAIRWOMAN

Samuel J. Talarico — SAMUEL J. TALARICO

Thomas C. Henry — THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 10-8-85.

SANDRA E. KENNEDY
CITY CLERK